

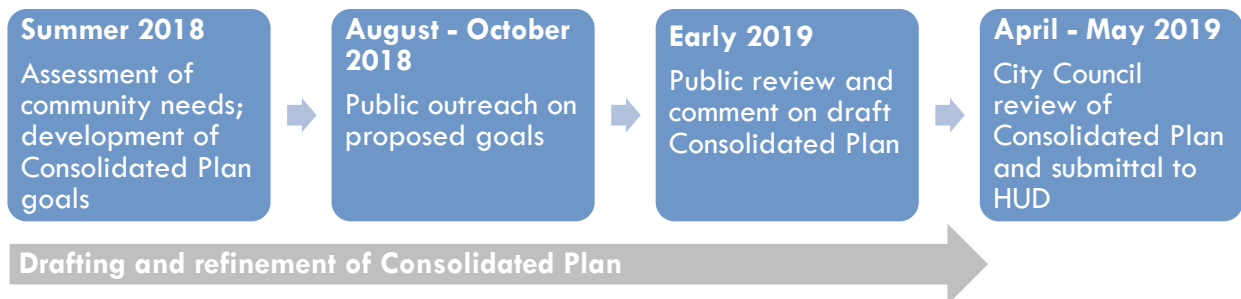
Proposed Consolidated Plan Goals and Community Profile

Background on the Consolidated Plan

The City of Vancouver is currently drafting its 2019-2023 Consolidated Housing and Community Development Plan. The City develops a Consolidated Plan every five years to guide the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding from the U.S. Department of Housing and Urban Development (HUD). These resources support programs and projects that benefit low- and moderate-income people by increasing housing and economic opportunity, revitalizing neighborhoods, and addressing public service and infrastructure needs.

The five-year Consolidated Plan describes community needs, anticipated resources, and priority goals for CDBG and HOME funds. It is updated annually through an Action Plan describing projects to be undertaken during individual program years.

Timeline of Consolidated Plan Development



This document describes the City's proposed 2019-2023 Consolidated Plan goals, provides a snapshot of Vancouver's demographics and needs, and outlines available resources for community development and affordable housing. The City anticipates releasing the draft Consolidated Plan for public comment in early 2019. Interested community members are encouraged to visit www.cityofvancouver.us/consolidatedplan for updates as the Consolidated Plan is developed.

Proposed Consolidated Plan Goals

The City proposes to use CDBG and HOME funds to carry out community development projects in four priority goal areas: Affordable Housing, Public Services, Economic Development, and Public Facilities and Infrastructure. The goals were developed based on identified community needs, discussions with area service providers, consideration of other City initiatives and priorities, and a review of accomplishments and service gaps under the 2014-2018 Consolidated Plan (see *Community Profile* and *CDBG and HOME Accomplishments* sections of this document).

GOAL 1 - AFFORDABLE HOUSING: Increase and preserve affordable housing opportunity for low-income households and people who are homeless.

Example activities:

- Develop and preserve multifamily affordable housing
- Create affordable homeownership opportunities
- Fund rehabilitation of owner-occupied homes
- Support alternative housing models

Performance Indicators:

- Rental units constructed
- Housing units rehabilitated
- First-time homebuyer housing added
- Homeless and at-risk households receiving rental assistance

GOAL 2 - PUBLIC SERVICES: Reduce poverty, increase stability, and prevent and address homelessness for individuals and families. Where possible, support existing community initiatives and target funding to align with City strategic planning efforts.

Example activities:

- Support service system that addresses needs of people who are homeless
- Promote public health and increase food security
- Provide job training and educational programs
- Offer financial counseling and legal aid to reduce barriers

Performance Indicators:

- Persons assisted

GOAL 3 - ECONOMIC DEVELOPMENT: Increase economic opportunity by supporting small businesses.

Example activities:

- Provide technical assistance and resources to current and prospective small business owners

Performance Indicators:

- Businesses assisted

GOAL 4 - PUBLIC FACILITIES AND INFRASTRUCTURE: Create and preserve buildings and spaces that serve the public.

Example activities:

- Purchase, construct and improve community centers, homeless shelters, nonprofit social service offices, or other facilities serving local residents
- Improve sidewalks, streets, parks, or other public infrastructure to increase livability, safety and accessibility

Performance Indicators:

- Persons assisted

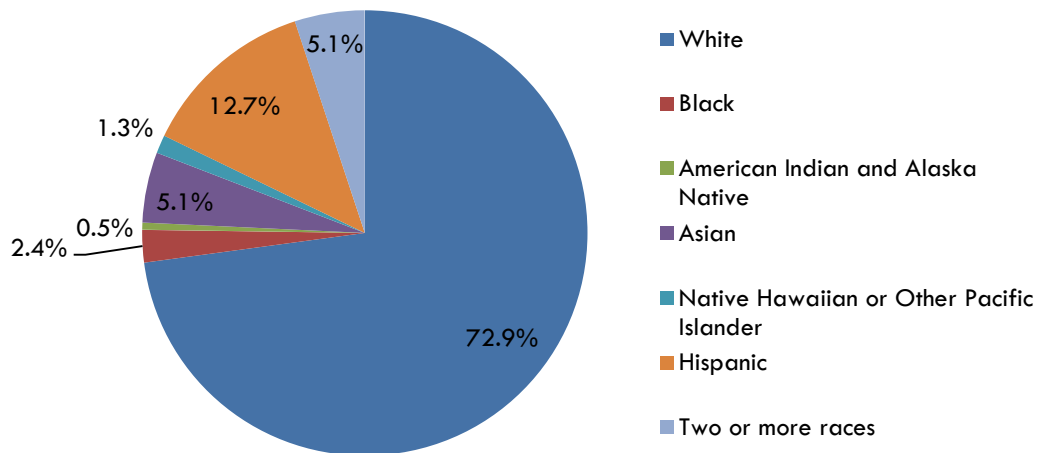
Community Profile

Who Lives In Vancouver?

With 183,500 residents, Vancouver is the second largest city in the Portland metropolitan region and fourth largest city in the state of Washington. Vancouver is also growing: between 2010 and 2018, the city added nearly 22,000 residents (a 13.4% increase).¹

Communities of color comprise 27% of Vancouver’s population. Twenty percent of residents speak a language other than English at home; Spanish is the second most common language, spoken by approximately 9% of the population.²

Race and Ethnicity



¹ WA State Office of Financial Management

² 2017 American Community Survey 5-Year Estimates

Language Spoken at Home

Speak Only English	80.6%
Spanish	8.8%
Russian, Polish, or Other Slavic Languages	4.0%
Chinese (Mandarin and Cantonese)	1.1%
Vietnamese	0.7%
Other Languages	4.9%

Twenty-three percent of residents in Vancouver are under the age of 18. Seniors (age 65 and older) comprise approximately 14% of the population.² The share of seniors is expected to increase significantly: recent projections anticipate a 158% rise in Clark County residents over age 60 between 2005 and 2030.³

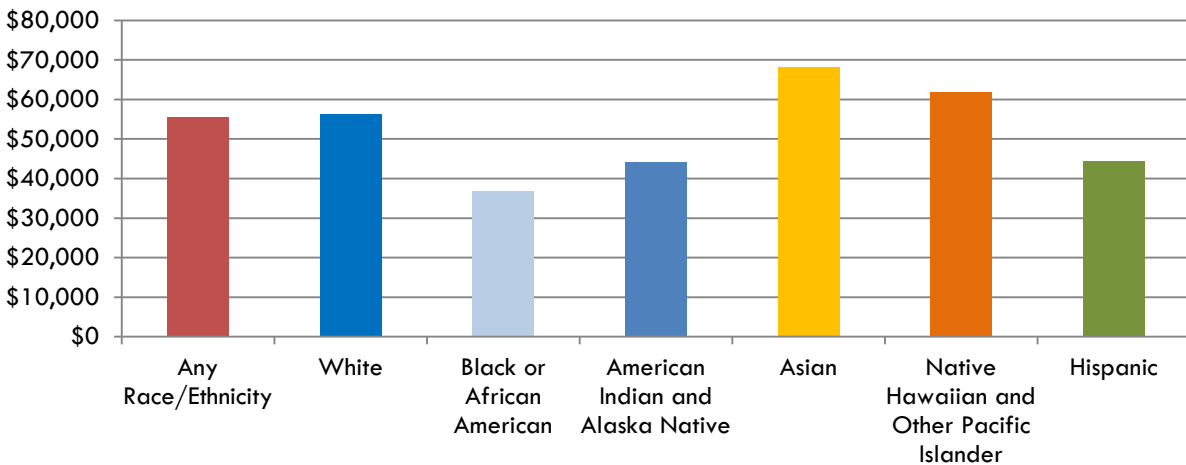
Age

Under 18 years	23.1%
18-44 years	38.1%
45-64 years	24.1%
65 years and older	14.7%

Economic and Social Characteristics

Vancouver’s median household income is \$55,593, lower than the median income for the Portland metropolitan region as a whole (\$81,400).⁴ Significant disparities in median household income exist between racial and ethnic groups. For example, the median household income for white households in Vancouver is \$56,209 per year, compared to \$36,908 for black households.

Median Household Income by Race/Ethnicity



³ 2012 Clark County Aging Readiness Plan

⁴ 2017 American Community Survey 5-Year Estimates; 2018 HUD Income Limits for Portland-Vancouver-Hillsboro MSA

In total, 14% of Vancouver’s population lives in poverty. An additional 34% of residents are struggling (earning up to 200% of the poverty level). Poverty is more prevalent among children, with 20.5% of youth at or below the poverty level.⁵

**Share of Population Living in Poverty
(Income as Percentage of Poverty Level)**

Less than 100% of Poverty Level ("doing poorly")	14.0%
100-199% of Poverty Level ("struggling")	34.2%
200% or More of Poverty Level	51.8%

Approximately 11% of Vancouver residents 18 and older have less than a high school education. Differences in educational attainment exist between racial and ethnic groups. For example, 34% of the Hispanic and Latino population has less than a high school education, versus 7% of white residents.⁵

**Share of Population 18 and Older with Less than a
High School Education**

Any Race/Ethnicity	10.9%
White	7.0%
Black	10.1%
Asian	14.9%
American Indian and Alaska Native	16.9%
Native Hawaiian and Other Pacific Islander	18.2%
Hispanic or Latino	34.1%

Housing Access and Homelessness

The most recent rental vacancy rate for Clark County is 5.5%, up from a low of approximately 2% (for Vancouver) in 2015.⁶ While the upward trend is a positive sign, our community still has the lowest vacancy rate of any county in the Portland metropolitan region, and significant housing affordability and availability challenges remain.⁷

Currently, the median rent in Vancouver is \$1,220 for a one-bedroom and \$1,437 for a two-bedroom unit. This is an increase of approximately 67% since 2011.⁸ While housing costs appear to be stabilizing, household incomes have not kept pace with the sharp rise in rents that began in 2014.

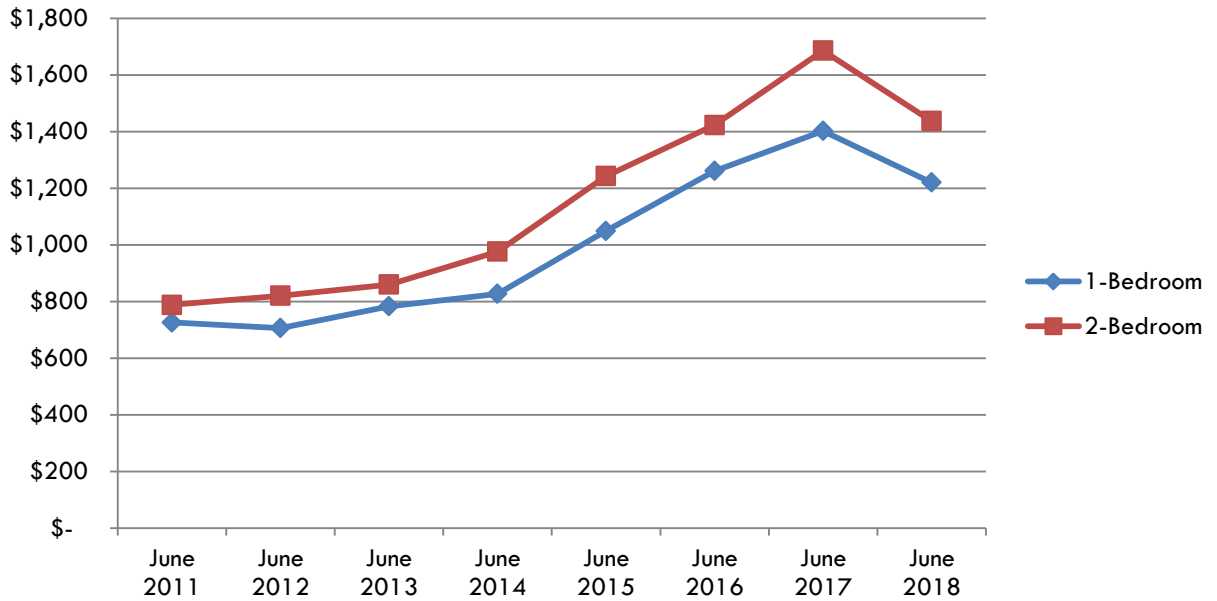
⁵ 2016 American Community Survey 5-Year Estimates

⁶ Q1 2018 Colliers International and Q1 2015 Norris Beggs & Simpson Multifamily Market Reports (note: available data sources no longer provide vacancy rate for Vancouver separate from Clark County)

⁷ Q1 2018 Colliers International Multifamily Market Report

⁸ 2011-2018 Rent Jungle Rental Data

Median Rents in Vancouver



Among the estimated 32,984 renter households in Vancouver, slightly less than half (16,395 households) are cost-burdened, defined as spending 30% or more of household income on housing expenses. This includes 7,114 severely cost-burdened households who spend at least 50% of their income on housing each month.⁹

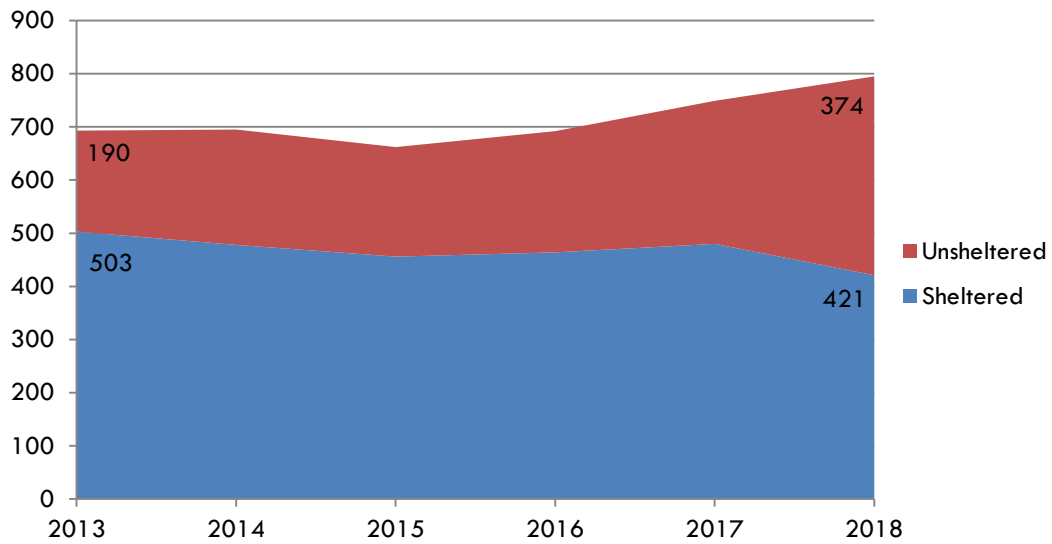
Renter Households	
Spend Less than 30% of Income on Housing	16,589
Spend 30% or More of Income on Housing ("cost-burdened")	16,395

Related to the housing affordability crisis, as well as other social and economic factors, homelessness is becoming more prevalent. In January 2018, 795 people were identified as homeless in Clark County. This represents an increase of 14.7% since 2013. With the community's overnight shelter capacity remaining relatively stagnant, the number of people who are homeless and unsheltered has also increased, from 190 individuals in 2013 to a current count of 374.¹⁰

⁹ 2016 American Community Survey 5-Year Estimates

¹⁰ 2013-2018 Clark County Point-in-Time Counts

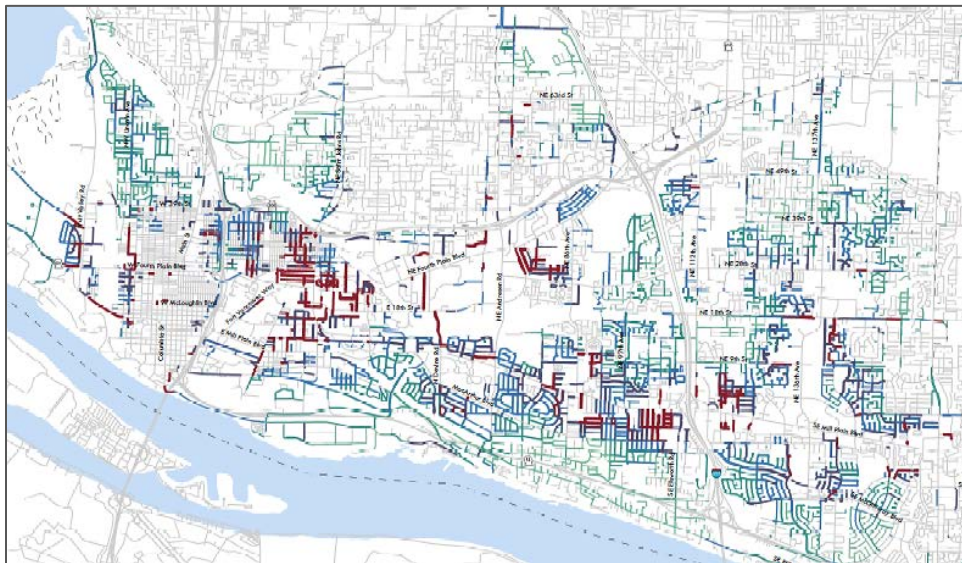
Homeless Individuals in Clark County



Facility and Infrastructure Needs

There is an ongoing need to preserve and enhance Vancouver's public facilities and infrastructure to better serve residents. Aging buildings and a growing population require investment in facilities where public services may be accessed. Street improvements are needed to increase pedestrian safety and accessibility for people with disabilities.

Identified Sidewalk Gaps in Vancouver



With regards to CDBG resources in particular, the City recognizes that opportunities exist to:

- Rehabilitate and build non-profit facilities where low-income people access social and health services;
- Rehabilitate homeless shelters to increase capacity and/or correct health, safety and livability issues;

- Maintain and expand parks and recreational facilities in low-income neighborhoods; and
- Improve sidewalks and street infrastructure in low-income neighborhoods to increase accessibility and connectivity.

Leveraging Resources for Housing and Community Development

The City of Vancouver is committed to maximizing the impact of CDBG and HOME resources in the community. For every project, these dollars are leveraged with other housing and community development resources. Common sources of matching funds include the following.

- **Affordable Housing Fund:** The City’s Affordable Housing Fund is financed through a voter-approved property tax levy. A total of \$42 million over seven years will support affordable housing, temporary shelter, rental assistance and services for households earning up to 50% of area median income.
- **Clark County:** The County provides the majority of funding for local homeless services. Resources include the deed recording fee, federal Community Service Block Grant, and funding received from the State of Washington. Like the City, Clark County also receives an annual CDBG and HOME allocation for housing and community development projects.
- **State of Washington:** Low Income Housing Tax Credits, our community’s largest source of financing for affordable housing development, are awarded to local projects by the Washington State Housing Finance Commission. Projects must serve households earning up to 60% of area median income. The Department of Commerce also supports low-income housing through its HOME and Housing Trust Fund programs.
- **Vancouver Housing Authority (VHA):** The VHA is Clark County’s largest subsidized housing provider. The organization uses public funds from HUD to build, preserve, and operate low-income and workforce housing and manage voucher programs.
- **Nonprofit/foundation funds:** Organizations receiving CDBG and HOME funding generally provide matching funds to carry out a project, often received from private donors or community foundations.

CDBG and HOME Accomplishments

The City of Vancouver received \$5.91 million in CDBG and \$2.88 million in HOME during the 2014-2018 Consolidated Plan cycle. Funds were awarded to the following programs and projects benefiting low- and moderate-income people in Vancouver.¹¹

AFFORDABLE HOUSING

- Development and preservation of 211 units of affordable multifamily rental housing. Projects carried out by Affordable Housing Solutions, REACH Community Development, Second Step Housing, and Vancouver Housing Authority.

¹¹ Includes anticipated outcomes for 2018 program year ending June 30, 2019

- Rehabilitation of 50 single-family homes to correct safety and livability issues. Projects carried out by City of Vancouver, Community Housing Resource Center, and local contractors.
- Tenant-based rental assistance and services to help 260 households afford housing and achieve self-sufficiency. Projects carried out by Janus Youth, Lifeline Connections, Salvation Army, Second Step Housing and Share.
- Development and purchase of homes serving 4 first-time homebuyers. Projects carried out by Evergreen Habitat for Humanity and Proud Ground.

PUBLIC SERVICES

- Youth programs, homeless outreach and prevention, hunger relief, legal aid and financial education serving an estimated 43,000 people. Projects carried out by Community Housing Resource Center, Clark County Volunteer Lawyers, Council for the Homeless, Janus Youth, and Share.

ECONOMIC DEVELOPMENT

- Business counseling and technical assistance, storefront improvements financing, and matched savings accounts for approximately 190 small business owners. Projects carried out by Greater Vancouver Chamber of Commerce, Hispanic Metropolitan Chamber, Share, and Vancouver Downtown Association.

PUBLIC FACILITIES AND INFRASTRUCTURE

- Construction and rehabilitation of public/nonprofit facilities to provide mental and behavioral health care, residential drug treatment, homeless overnight and day shelter, adult day care, and community resource centers. Projects carried out by Bridgeview Housing, CDM Caregiving Services, City of Vancouver, Columbia River Mental Health Services, Community Services Northwest, Friends of the Carpenter, Lifeline Connections, and Vancouver Housing Authority.
- City of Vancouver infrastructure projects including street and sidewalk upgrades, the Waterfront Access Project, and park improvements.

For Additional Information

Please visit www.cityofvancouver.us/consolidatedplan for updates as the Consolidated Plan is developed.

To request additional information about the Consolidated Plan, documents in alternative formats, or language or disability accommodations for public meetings, please contact project staff:



TTY: 360-487-8602